



# For Sale



**COMMERCIAL CIRCLE**

## 7328 & 7332 Commercial Circle

FORT PIERCE, FL 34951

**PRESENTED BY:**

**SAM ZUKER**  
Senior Advisor  
O: 772.202.5522  
sam.zuker@svn.com



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## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,100,000
<b>BUILDING SIZE:</b>	12,110 SF
<b>LOT SIZE:</b>	1.14 Acres
<b>PRICE / SF:</b>	\$173.41
<b>YEAR BUILT:</b>	1992
<b>ZONING:</b>	IL - Industrial Light
<b>APN:</b>	1335-801-0045-000-8, 1335-801-0044-000-1

## PROPERTY OVERVIEW

Excellent opportunity to acquire a 12,110± SF industrial property situated on 1.14± acres within the established Kings Hwy Industrial Park in Fort Pierce. Zoned IL - Industrial Light by St. Lucie County, the property is well suited for owner-users or investors seeking a functional, well-maintained facility for warehousing, distribution, manufacturing, or service operations. The location provides exceptional access to both the I-95 Orange Avenue Interchange (Exit 131) and the Florida Turnpike via Kings Highway.

Building 1 consists of 7,158 SF and features four 12.5'H x 11'W doors—three dock-high and one ramp-access—along with a finished showroom, office area, 3-phase power, and aluminum compressed air lines throughout the warehouse. Building 2 totals 4,952 SF and includes two 12.5'H x 11'W dock-high doors and one 14'H x 14'W ramp-access door, also equipped with 3-phase power. Both buildings offer 20-foot clear heights, LED lighting, and new roofs. Parking lot and loading ramp improvements have recently been completed, further enhancing the property's functionality, efficiency, and overall curb appeal.



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<b>PROPERTY TYPE</b>	Industrial
<b>PROPERTY SUBTYPE</b>	Warehouse/Distribution
<b>APN</b>	1335-801-0045-000-8, 1335- 801-0044-000-1
<b>BUILDING SIZE</b>	12,110 SF
<b>LOT SIZE</b>	1.14 Acres
<b>YEAR BUILT</b>	1992
<b>FREE STANDING</b>	Yes
<b>NUMBER OF BUILDINGS</b>	2

Located in the Kings Hwy Industrial Park. Less than 2 miles north of the Interstate-95 and Orange Ave Interchange (Exit 131).



- 12,110 SF Total across 2 buildings (7,158 & 4,952 SF)
- Dock High Bays
- Ramp Access Bays
- 3-Phase Power
- Aluminum Compressed Air Lines
- LED Lighting
- Built-Out Showroom
- 20Ft Clear Heights
- Loft Storage Area in Both Buildings
- ADA Compliant



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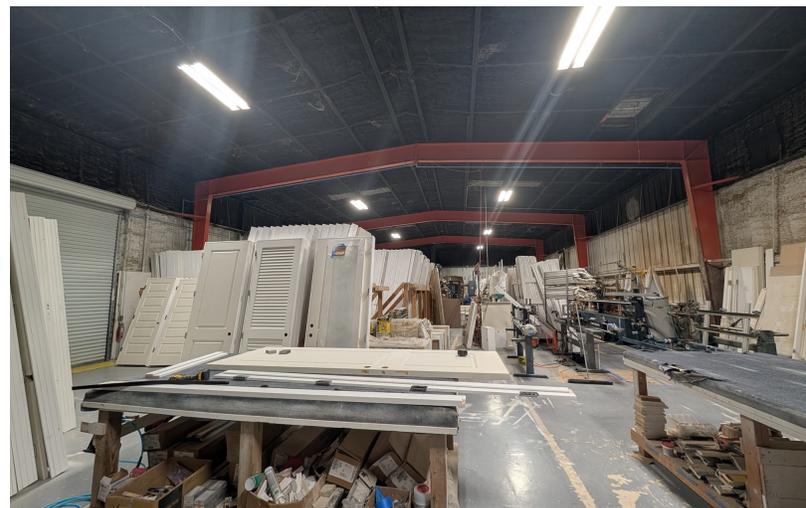




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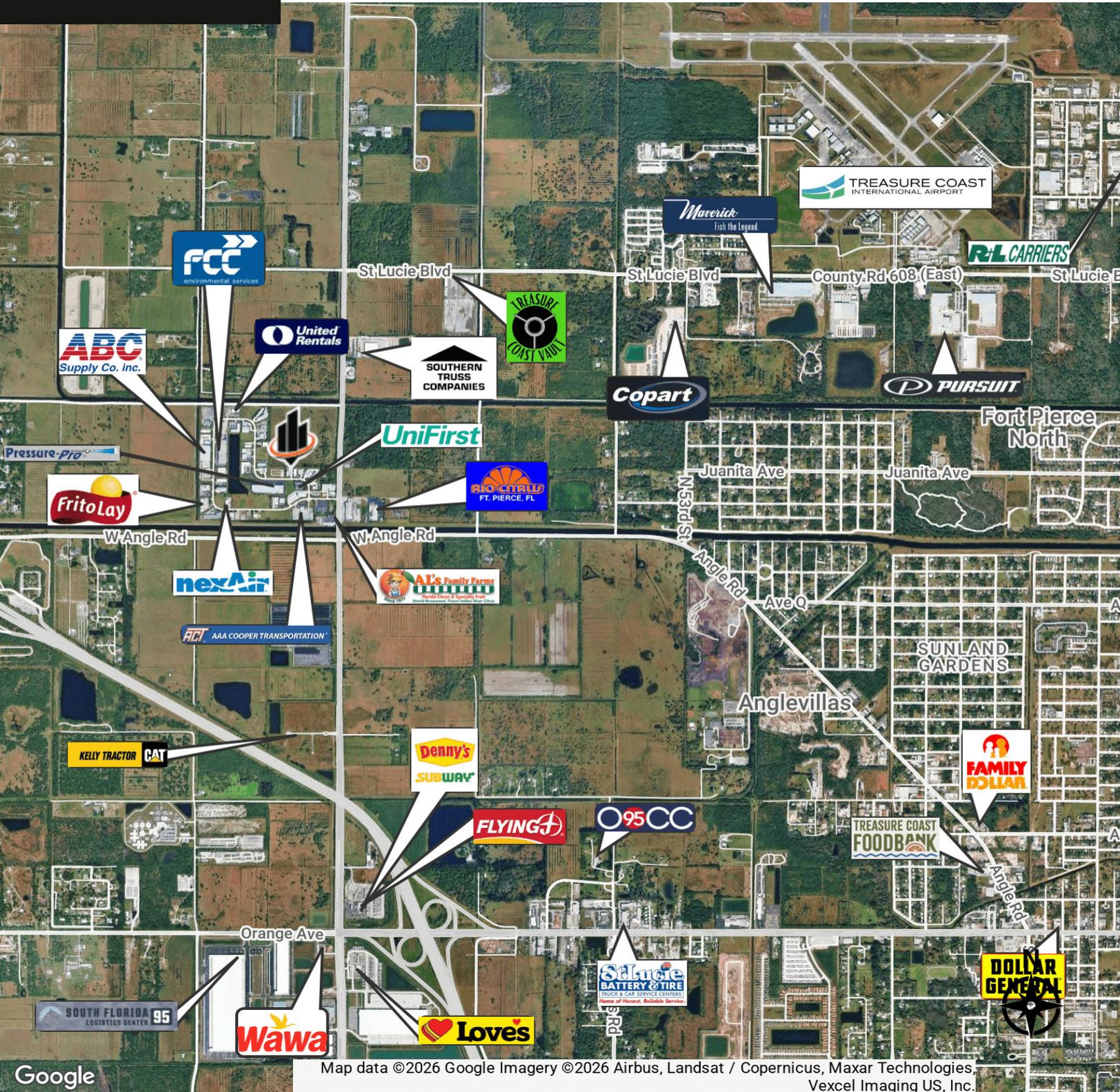
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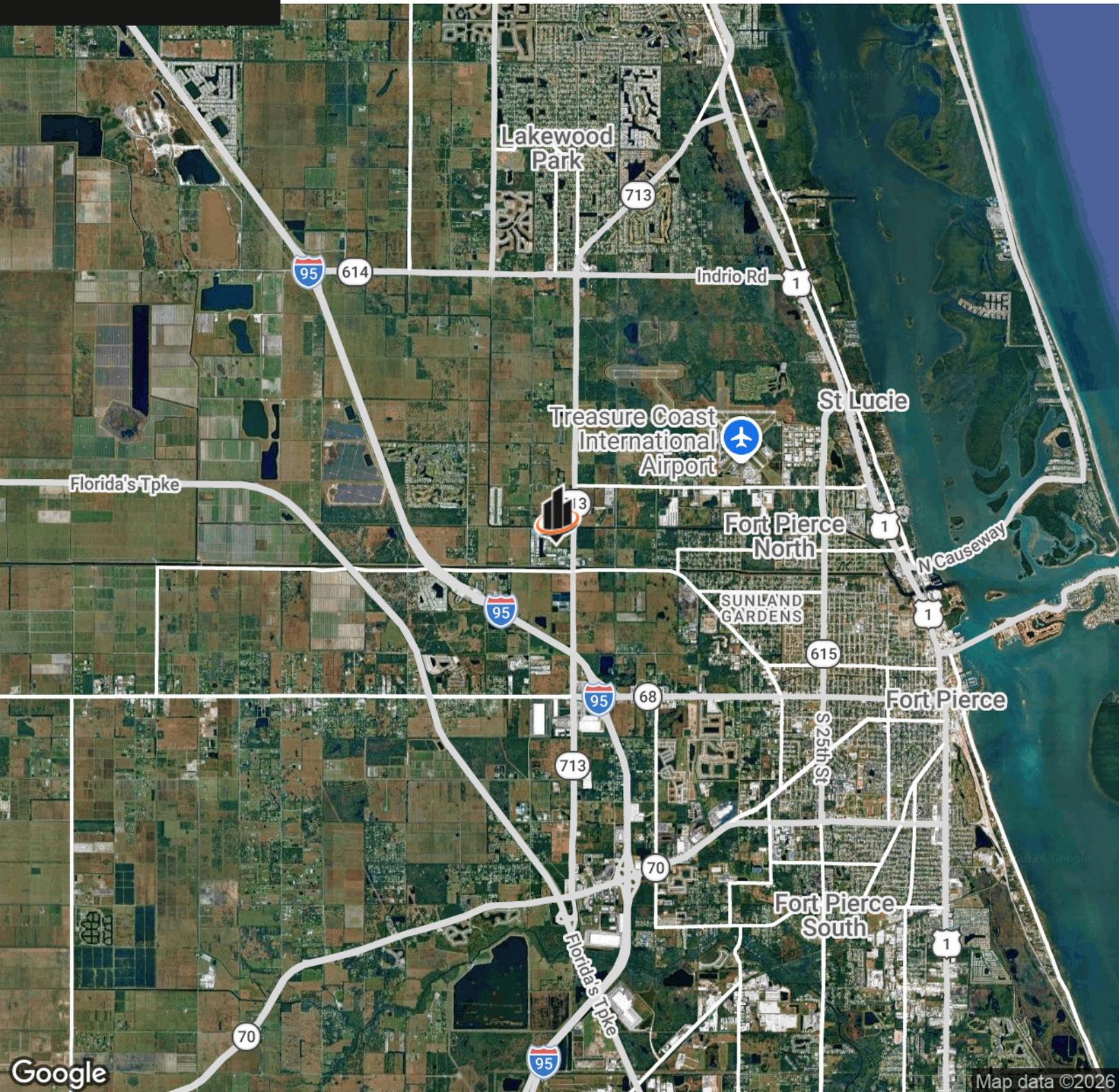




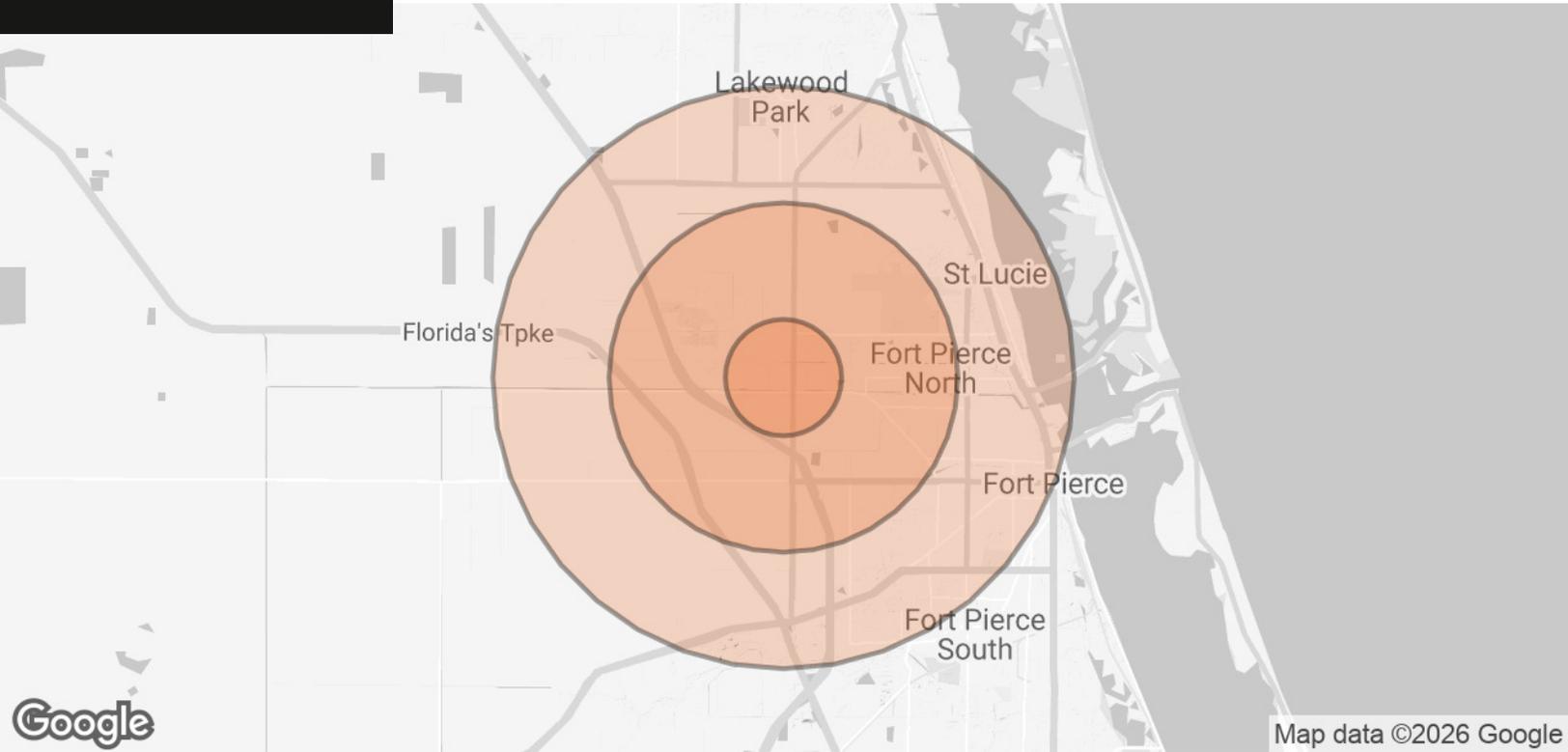
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Map data ©2026 Google

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	153	13,358	58,795
<b>AVERAGE AGE</b>	45	40	41
<b>AVERAGE AGE (MALE)</b>	43	38	40
<b>AVERAGE AGE (FEMALE)</b>	48	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	43	4,455	21,991
<b># OF PERSONS PER HH</b>	3.6	3	2.7
<b>AVERAGE HH INCOME</b>	\$74,868	\$64,235	\$62,021
<b>AVERAGE HOUSE VALUE</b>	\$296,271	\$246,861	\$250,729

Demographics data derived from AlphaMap



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